

WELLESLEY HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
OCTOBER 8, 2013; 6:45 PM  
PLANNING BOARD OFFICE, TOWN HALL

*Members Present:* Edwina McCarthy, Eric Cohen, David Giangrasso, David Smith, Lisa Abeles  
*Staff:* Erin Heacock  
*Also Present:* No others were present

Chair McCarthy opened the public hearing at 7:00 pm.

## **20 Cottage Street**

### *Documents:*

- Sheet A-7, Exterior Elevations – New, Prepared by Abeles & Associates, dated September 19, 2013
- Sheet A-7B, Exterior Elevations – New, Prepared by Abeles & Associates, dated September 19, 2013
- Sheet A-8, Exterior Elevations – New, Prepared by Abeles & Associates, dated September 19, 2013
- Marvin Windows and Door, wood Ultimate Double Hung, Unit Features
- Marvin Windows and Door, wood Ultimate Double Hung, Elevations: Double Hung
- Simpson Exterior Wood Doors

### *Discussion:*

Ms. Abeles recused herself from the Commission to present the modifications to the Certificate of Appropriateness previously issued to Nancy Lanzarone and Dennis Fitzgerald for their residence at 20 Cottage Street.

Ms. McCarthy asked Ms. Abeles to begin with the changes to the door.

Ms. Abeles explained that the existing front door is in poor condition, and the applicants would like to replace it with a better quality door. The existing door has an aluminum sill. The sidelights have a separate metal frame. The applicants have been able to add to their budget due to savings elsewhere and want to replace the door as well as windows.

Ms. McCarthy asked whether there were any plans to renovate the front door initially. Ms. Abeles indicated that there were no plans.

Ms. Abeles explained that the applicants do not want a door with lights at the top. The existing door has a flat light at the top. The applicants also preferred a solid door. Ms. Abeles explained that there used to be cost difference between a 4 and 6 panel door, but has since found out that the cost difference is insignificant and due to the other doors in the home being 4 panel, the applicants chose to use a 4 panel front door.

Mr. Smith asked about the fan at the top of the door. Ms. Abeles explained that it is part of the entry way and it won't be changed. Nothing on the porch will be changed, except for the door and the sidelights.

Mr. Cohen noted that Simpson makes very nice wood doors. He asked what innerbond is as it's noted on the plans. Ms. Abeles explained that the innerbond prevents the wood from splitting.

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Mr. Cohen asked whether the sidelights are in the same configuration as existing: a panel below and the light above. Ms. Abeles explained that it is an in-kind replacement with better quality materials.

Ms. McCarthy asked if there were any other questions on the door. There were none.

Ms. Abeles continued with the window replacements. Ms. Abeles noted that the Commission, in their original decision, had given Ms. Abeles permission to replace windows which may be failing or in poor condition. On the front elevation, many of the windows have snap-in grilles. Six windows on the front elevation will be replaced in-kind with Marvin Wood Ultimate double hung windows with simulated divided lights. The window next to the secondary door will be slightly smaller (4 over 4) than what was originally approved (6 over 6) as it fits better on the wall.

On the left side elevation, Ms. Abeles explained that originally the rear window would be replaced with two windows. Instead, the double window which has been ordered will be put on the rear elevation to replace windows in poor condition (Window F). A single window will be put on the left side elevation to balance with the existing single window (Windows H and I).

Ms. Abeles also noted that the vent at the top of the residence will be removed and the molding will be continued to the roof peak.

Mr. Smith asked how the roof will be vented if the vent is removed. Ms. Abeles explained that it was a vent for a whole house fan, and there is an existing ridge vent for the roof.

Mr. Smith asked about the completion date. Ms. Abeles thought by the end of the year.

Ms. McCarthy asked if there were any other questions. There were none.

Mr. Smith moved to accept the plans as presented. Mr. Cohen seconded the motion. The motion passed unanimously (4-0).

**Previous Minutes**

Mr. Giangrasso moved to accept the minutes from July 9, 2013, as prepared. Mr. Cohen seconded the motion. The motion passed unanimously (5-0).

The Commission adjourned at approximately 7:20 pm.

Erin L. Heacock  
Planner

Minutes Approved: December 10, 2013